097.0	0002	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,386,000 /	1,386,000
USE VALUE:	1,386,000 /	1,386,000
ASSESSED:	1,386,000 /	1,386,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIFFELMACHER GERALD J-ETAL
Owner 2:	RIFFELMACHER LILY Y
Owner 3:	
Street 1:	63 RIDGEWOOD DR
Street 2:	
Twn/City:	STOW
St/Prov:	MA Cntry: Own Occ: N
Postal:	01775 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 20,100 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Brick Veneer Exterior and 2862 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	20100.000	662,900	7,000	716,100	1,386,000
Total Card	0.461	662,900	7,000	716,100	1,386,000
Total Parcel	0.461	662,900	7,000	716,100	1,386,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 484.28 | /Parcel: 484.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	63362
GIS Ref	
GIS Ref	
Insp Date	11/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 097.0-0002-0006.0

!7912!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	662,700	7000	20,100.	716,100	1,385,800	1,385,800	Year End Roll	12/18/2019
2019	101	FV	536,800	6300	20,100.	716,100	1,259,200	1,259,200	Year End Roll	1/3/2019
2018	101	FV	536,800	6300	20,100.	613,800	1,156,900	1,156,900	Year End Roll	12/20/2017
2017	101	FV	536,800	6300	20,100.	572,900	1,116,000	1,116,000	Year End Roll	1/3/2017
2016	101	FV	536,800	6300	20,100.	491,000	1,034,100	1,034,100	Year End	1/4/2016
2015	101	FV	476,600	6300	20,100.	439,900	922,800	922,800	Year End Roll	12/11/2014
2014	101	FV	476,600	6300	20,100.	407,200	890,100	890,100	Year End Roll	12/16/2013
2013	101	FV	475,200	6300	20,100.	388,200	869,700	869,700		12/13/2012

PRINT

Date	Time
12/10/20	22:30:43

LAST REV

Date	Time
07/27/20	13:39:23
jorourke	

PAT ACCT. 7912

USER DEFINED

Prior Id # 1:	63362
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13758-418		8/1/1979		150,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2013	795	Redo Bat	10,380	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2020	Mail Update	JO	Jenny O
11/1/2018	MEAS&NOTICE	BS	Barbara S
4/30/2014	External Ins	PC	PHIL C
6/18/2009	Measured	189	PATRIOT
10/18/1999	Measured	264	PATRIOT
8/31/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		20100		Sq. Ft.	Site		0	70.	0.51	4									716,107						716,100	

Total AC/HA:	0.46143	Total SF/SM:	20100	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	716,107	Spl Credit		Total:	716,100

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	40	%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	2 - Plaster	15	%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.01687622
Const Adj.:	1.03024328
Adj $ / SQ:	130.954
Other Features:	114000
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	814395
Depreciation:	151477
Depreciated Total:	662917

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	9	4	
Totals			
0			

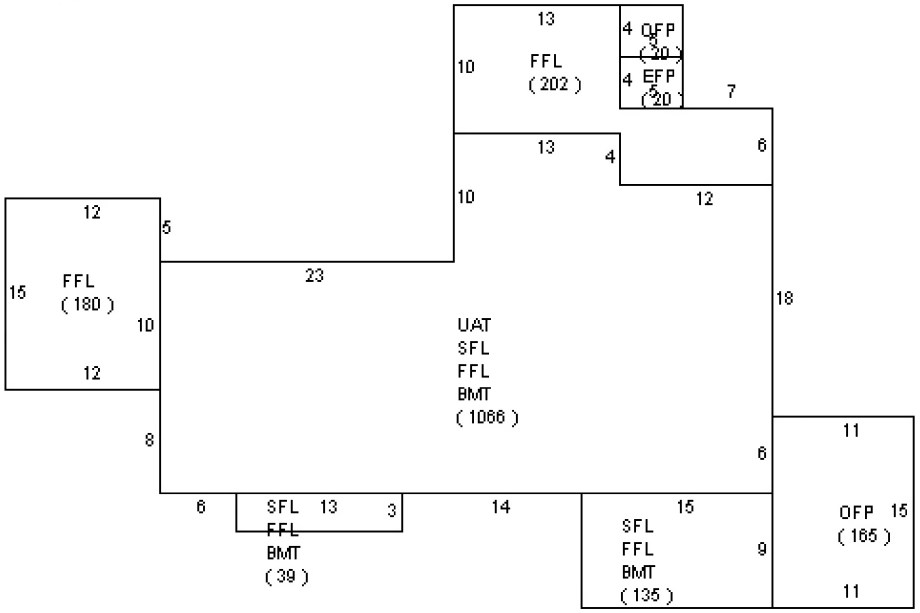
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	191.19
Special Features:	0	Val/Su Net:	144.93
Final Total:	662900	Val/Su SzAd	231.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,622	130.950	212,407
BMT	Basement	1,240	39.290	48,715
SFL	Second Floor	1,240	130.950	162,383
UAT	Upper Attic	267	52.380	13,960
OFP	Open Porch	185	26.190	4,845
EFP	Enclos Porch	20	74.800	1,496

Net Sketched Area:	4,574			Total:	443,806
Size Ad	2862	Gross Are	5373	FinArea	2862

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 097.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X24	A	AV	1952	19.73	T	40	101			6,300			6,300
19	Patio	D	Y	1	15X23	A	AV	1970	3.34	T	39.2	101			700			700

More:	N	Total Yard Items:	7,000	Total Special Featues:	Total: 7,000